

Snohomish County Courthouse Replacement

Project Update Report #12: March 16, 2015



Current conceptual rendering of building exterior.

Design Development Update

The Courthouse Replacement Project is in the middle of its Design Development Phase (DD). In DD, the Project Team works with tenant groups to refine details of their spaces, as well as details of the building's infrastructure, public areas, and exterior. HEERY will be onsite March 17-19 and the week of April 7th. Recent key activities have included:

- Performed coordination meeting with the ECCM (VECA) and SnoCo DIS to review structured cabling.
- Performed regularly scheduled design coordination meeting with the design team to review interior finish recommendations.
- Ongoing discussion with the GCCM (Hoffman) to finalize Specified General Conditions (SGC) and Negotiated Support Services (NSS).
- Developing bid packages that will require a contract amendment to the master agreement. **Council approval for these packages is targeted for June 29th:**
 - Pkg #1: Existing Building Demo
 - Pkg #2: Shoring Design / Build
 - Pkg #3: Foundation / Excavation /

PROJECT DASHBOARD

Budget Status – 2/28/2015

	*Baseline Budget	Paid to date 2/28/2015	*Estimate at Completion
GCCM Costs	\$122,348,204	\$490,935	\$122,348,204
Owner Direct Work	\$39,645,113	\$6,852,635	\$39,645,113
Total	\$161,993,317	\$7,343,570	\$161,993,317

Schedule Status – 2/28/2015

	Baseline		Current	
	Start	Finish	Start	Finish
Design & Permitting	01/01/2014	02/01/2015	01/01/2014	11/20/2015
Construction	02/01/2015	07/01/2017	07/21/2015	10/01/2017
Occupancy	07/01/2017	09/01/2017	10/01/2017	01/01/2018
Old CH Demolition	09/01/2017	12/01/2017	01/01/2018	04/01/2018
Old CH Site Restoration	12/01/2017	03/01/2018	02/01/2017	05/01/2018
Closeout	07/01/2017	06/01/2018	09/01/2017	06/01/2018

Project Action Item Status – 3/11/2015

OPEN ITEMS	32
ON HOLD	9
CLOSED	348
TOTAL	389

Closely Monitored Issues

1. City permitting and land use requirements
2. Budget management and accountability
3. Scope
4. Schedule
5. State GCCM Requirements under RCW 39.10
6. Building exterior development
7. FF&E

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- Shoring
 - Pkg #4: Structural Steel Mill Order
 - Pkg #5: Concrete & Steel Packages (**targeted date is August 5th**)
 - Owner Direct Work: Existing Buildings Abatement (**separate SnoCo ECAF within the next 30 days**)
- HEERY Confirming the baseline technology for each of the Replacement Courthouse's 21 courtrooms, including confirming component costs and uses.
- Determining potential impacts to the project's critical path schedule. **As of March 16th, the project has incurred an estimated \$355,000 in escalation costs** due to the delay of the SEPA application (attributable to the parking negotiations).
- Developing ongoing risk mitigation strategies.
- Leveraging consultants to evaluate the life cycle costs, risks, and practical maintainability of building exterior features.
- Continuing design of the Customer Service Area, front entry lobby, and public spaces.
- Evaluating lighting and wayfinding (signage) design options for practicality and fiscal responsibility.

Sustainability Update

The Project Team continues to examine means to comply with Council and Executive directives on sustainability, within budget constraints.

Art Update

The Project Team continues to define and refine areas of the new facility which could accommodate public art, and will follow up with the Arts Commission.

PROJECT TEAM

Project Management

Snohomish County Facilities

OAC Services – GCCM
Compliance, Construction
Management

Architect & Engineers

HEERY International

MKA
Sparling
Site Workshop
WSP Group

GCCM Team

Hoffman Construction

Holaday-Parks – MCCM
VECA Electric – ECCM